

To: Miss Elena Butterworth
AECOM
2 Leman Street
London
E1 8FA

Important – Planning permission and notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee may be payable for each request to discharge conditions.

For advice on any of these matters, please contact the duty planning officer or the case officer at Welwyn Hatfield Borough Council, Campus East, The Campus, Welwyn Garden City, AL8 6AE or by email planning@welhat.gov.uk between 0900 – 1100 daily.

**Notice of Decision
Town and Country Planning Act 1990
Town and Country Planning (Development
Management Procedure) (England) Order 2015
Approval of Permission for Development**

To: Miss Elena Butterworth

Application No: 6/2022/1853/MAJ

Date of Approval: 15 February 2024

WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned act, hereby GRANT, subject to the development beginning not later than 3 years from the date hereof to: -

Development: Construction of a 4,012sqm extension to the existing warehouse space (Use Class E) with associated plant and works including the relocation of a bicycle shelter, re-routed internal access road and landscaping

At Location: Eisai Europe Limited, European Knowledge Centre, Mosquito Way, Hatfield, AL10 9SN

Applicant: Eisai Manufacturing Limited

Application Date: 24 August 2022

This planning permission is subject to a Section 106 agreement.

In accordance with the conditions listed below: -

1. Development must not commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan shall include details of:
 - a) Construction vehicle numbers, type, routing;
 - b) Access arrangements to the site;
 - c) Traffic management requirements;
 - d) Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
 - e) Siting and details of wheel washing facilities;
 - f) Cleaning of site entrances, site tracks and the adjacent public highway;
 - g) Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
 - h) Provision of sufficient on-site parking prior to commencement of construction activities;
 - i) Post construction restoration/reinstatement of the working areas and temporary access to the public highway; and
 - j) Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.

REASON: To protect highway safety and the amenity of other users of the public highway, in accordance with Policy SADM2 of the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

2. Development must not commence until construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement have been submitted to and approved in writing by the Local Planning Authority.

The scheme shall then be constructed as per the agreed drawings, method statement, Drainage Strategy (Ref. ESL-ACM-CXX-XX-RP-C 0002, rev. P05 dated 23 August 2023) and Drawings (Ref. ESL-ACM-XX-ZZ_DR_C 0501, rev. P03, dated 23 August 2023) and remaining in perpetuity for the lifetime of the development.

REASON: To ensure the development achieves a high standard of sustainability and to prevent flood risk, in accordance with Policies SP10 and SADM14 of the Welwyn Hatfield Borough Council Local Plan, and the National Planning Policy Framework.

3. Development must not commence until details and a method statement for interim and temporary drainage measures during the demolition and construction phases have been submitted to and approved in writing by the Local Planning Authority.

This information must provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system.

The site works and construction phase must thereafter be carried out in accordance with approved method statement.

REASON: To prevent flooding and pollution offsite in accordance with Policies SP10 and SADM14 of the Welwyn Hatfield Borough Council Local Plan, and the National Planning Policy Framework.

4. Development must not commence until the following components of a scheme to deal with the risks associated with contamination of the site have been submitted to and approved in writing by the Local Planning Authority:
 - i. A site investigation scheme in accordance with the ground investigation technical note dated 02/03/23 as discussed (EML Facility Expansion GI Technical Note by AECOM), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological

systems, archaeological sites and ancient monuments. In particular, the site investigation shall determine:

- The depth and thickness of the clay aquitard layer between the upper and lower aquifers;
- Monitoring of the bromate groundwater concentrations in the upper and lower aquifers; and
- A risk assessment of the potential for a piled foundation solution to connect the upper and lower aquifers and the potential impact on water quality, with focus on Bromate.

ii. The site investigation results and the detailed risk assessment and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. Should the approved development require piled foundations, the results of the site investigation will inform the pile design and Foundation Works Risk Assessment, subject of Condition 5.

iii. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (ii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy SADM18 of the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

5. Should the development require piled foundations, no piling shall take place in connection with the development until a Piling Method Statement and Foundation Works Risk Assessment (FWRA) have been submitted to and approved in writing by the Local Planning Authority.

The Piling Method Statement should include:

- The total depth and type of piling to be undertaken;
- The piling methodology;
- Measures to prevent and minimise the potential for mobilising contaminants; and
- The programme for works.

The FWRA should include:

- Risk based analysis of the following pollution scenarios:

- Creation of preferential pathways, through the low permeability layer (aquitarde), to allow potential contamination of the underlying aquifer;
 - Creation of preferential pathways, through the low permeability layer (aquitarde), to allow upward migration of contamination to the overlying aquifer;
 - The driving of solid contaminants into an aquifer during pile driving;
 - Contamination of groundwater by concrete, cement paste or grout.
- The risk assessment will cover the site-specific scenario/condition (mentioned above), potential pollution considerations, risk assessment, potential risk, mitigation measures and residual risk level.

In the event the FWRA indicates an unacceptable risk of the creation of a bromate pathway through the clay aquitarde layer to the upper gravels, an alternative solution that does not require piling through the clay aquitarde layer must be sought, details of which must be submitted to and approved in writing by the Local Planning Authority prior to development commencing.

Any piling must be undertaken in accordance with the approved Piling Method Statement and FRWA.

REASON: Excavation works such as piling have the potential to cause water quality failures due to elevated concentrations of contaminants through displacement to a greater depths and turbidity generation. Increased concentrations of contaminants, particularly turbidity, impacts the ability to treat water for public water supply. In accordance with Policy SADM18 of the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

6. Development must not commence until details of a Surface Water Drainage Scheme demonstrating that contamination of any public water supply abstractions present will be prevented has been submitted to and approved in writing by the Local Planning Authority.

The development must be carried out in accordance with the approved details.

REASON: Surface water drainage can mobilise contaminants into the aquifer through infiltration in areas impacted by ground contamination. Surface water also has the potential to become contaminated and can enter the aquifer through open pathways, either created for drainage or moved towards existing open pathways where existing drainage has reached capacity. All have the potential to impact public water supply. In accordance with Policy SADM18 of the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

7. No development above ground level shall take place until details of the planting methods and aftercare of the soft landscaping as shown on drawing number 60681916-ACM-XX-XX-DR-L-006002 Revision P03, have been submitted to and approved in writing by the Local Planning Authority.

The approved soft landscaping must then be carried out in the first planting and seeding seasons following occupation of the development, and any plant which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To ensure submission and approval of necessary landscaping details and to ensure proper implementation of the landscape proposals, in accordance with Policies SP9 and SADM16 of the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

8. No development above ground level shall take place until details of the relocated cycle shelter and additional cycle provision have been submitted to and approved in writing by the Local Planning Authority. The details must include:

- a) The number of spaces provided by the existing cycle shelter;
- b) The siting and design of the relocated cycle shelter, and number of spaces; and
- c) The siting and design of an additional cycle shelter, and number of spaces.

The relocated and additional cycle provision must be secure and covered.

The approved details must be implemented prior to first use of the development. Thereafter, these cycle parking areas must be permanently retained for no other purpose.

REASON: To ensure no loss of cycle provision to serve the wider site. To ensure that there is appropriate cycle provision to accommodate the proposed extension. And, to encourage cycling as a sustainable mode of transport, in accordance with Policy SADM12 of the Welwyn Hatfield Borough Council Local Plan, and the National Planning Policy Framework.

9. Prior to first use of the development, details of the maintenance and management of the sustainable drainage scheme must be submitted to and approved in writing by the Local Planning Authority.

The drainage scheme must be implemented prior to the first use of the development and thereafter managed and maintained in accordance with the approved details in perpetuity.

The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval must include:

- a) A timetable for its implementation.
- b) Details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.

c) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company. (Any reference to the Flood Risk Assessment or Drainage Strategy documents should mention the most up to date revision of the report).

REASON: To ensure the development achieves a high standard of sustainability, prevents flood risk, and that users remain safe for the lifetime of the development, in accordance with Policies SP10 and SADM14 of the Welwyn Hatfield Borough Council Local Plan, and the National Planning Policy Framework.

10. Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development, a survey and verification report from an independent surveyor must be submitted to and approved in writing by the Local Planning Authority.

The survey and report must demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to Condition 2. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required must be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with Policies SP10 and SADM14 of the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

11. Following completion of measures identified in the approved remediation scheme and prior to the first use of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to and approved in writing by the Local Planning Authority.

The approved monitoring and maintenance programme must be implemented.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy SADM18 of the Welwyn

Hatfield Borough Council Local Plan and the National Planning Policy Framework.

12. Prior to first use of the development, details of a scheme relating to noise from new plant and equipment must be submitted to and approved in writing by the Local Planning Authority. The details must include a manned measured noise survey and report of the findings. The noise survey must include reference to measured background noise level at the closest residential receptor.

(The noise emitted must be measured from the facade of the nearest residential premises to demonstrate that the noise emitted by the combined operation of all external building services plant associated with the development does not exceed the background noise level at any time when the plant is operating).

The development must be carried out in accordance with the approved details.

REASON: To protect the living conditions of neighbouring residents from noise disturbance, in accordance with Policies SADM11 and SADM18 of the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

13. Prior to first use of the development, suitably scaled plans showing provision of service areas and refuse storage and collection areas to serve the development must be submitted to and approved in writing by the Local Planning Authority.

Should existing provision be proposed, it must be demonstrated that this is appropriate to serve both the existing and approved development.

The approved details must be implemented prior to first use of the development and be permanently retained thereafter for no other purpose.

REASON: To ensure appropriate provision of service areas and refuse storage and collection areas, in the interest of visual amenity, neighbour amenity and highway safety, in accordance with Policies SP9, SADM11, SADM12 and SADM18 of the Welwyn Hatfield Borough Council Local Plan; and the National Planning Policy Framework.

14. The development must be carried out in accordance with the tree protection measures stated in the submitted Arboricultural Impact Assessment (by AECOM, July 2022) and the approved Tree Protection Plan (drawing number: 60681916-ACM-XX-XX-AB-TPP-001 Rev P01).

REASON: To ensure that the health and longevity of retained trees are not harmed from the development and in the interest of high-quality design, in accordance with Policies SP9 and SADM16 of the of the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

15. The development must be constructed in accordance with the submitted and approved Flood Risk Assessment (Ref. ESL-ACM-CXX-XX-RP-C-0001, rev. P03 dated 25 August 2023).

REASON: To ensure flood risk is adequately addressed and not increased elsewhere, in accordance with Policies SP10 and SADM14 of the Welwyn Hatfield Borough Council Local Plan, and the National Planning Policy Framework.

16. The development must be carried out in accordance with the measures in Section 5 (Energy) and Section 8 (Materials and Waste) of the submitted Sustainability Statement (by AECOM, July 2022).

REASON: To ensure that the proposed sustainable design and construction principles are implemented, in accordance with Policies SP10 and SADM13 of the Welwyn Hatfield Borough Council Local Plan, and the National Planning Policy Framework.

DRAWING NUMBERS

17. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
ESL-ACM-XX-ZZ-DR-A-00310	P5	Proposed Location Plan	24 August 2022
ESL-ACM-XX-ZZ-DR-A-00311	P6	Proposed Site Plan	24 August 2022
ESL-ACM-XX-ZZ-DR-A-01100	P4	Existing Ground Floor Plan	8 August 2022
ESL-ACM-XX-ZZ-DR-A-01101	P5	Existing First Floor Plan	8 August 2022
ESL-ACM-XX-ZZ-DR-A-01102	P4	Existing Roof Plan	8 August 2022
ESL-ACM-XX-ZZ-DR-A-01300	P5	Proposed Ground Floor Plan	8 August 2022
ESL-ACM-XX-ZZ-DR-A-	P4	Proposed First Floor Plan	8 August 2022

01301

ESL-ACM- XX-ZZ-DR-A- 01302	P4	Proposed Roof Plan	8 August 2022
ESL-ACM- XX-ZZ-DR-A- 03100	P5	Existing Elevations 01	8 August 2022
ESL-ACM- XX-ZZ-DR-A- 03300	P5	Proposed Elevation 01	8 August 2022
ESL-ACM- XX-ZZ-DR-A- 04300	P5	Proposed Typical GA Sections 01	8 August 2022
60681916- ACM-XX-XX- DR-L-006001	P02	Existing Conditions	8 August 2022
ESL-ACM- XX-ZZ-DR-A- 00010	P4	Existing Location Plan	8 August 2022
ESL-ACM- XX-ZZ-DR-A- 00011	P4	Existing Site Plan	8 August 2022
41845CVLS- 01		Topographical Survey Sheet 1 of 3	9 August 2022
41845CVLS- 02		Topographical Survey Sheet 2 of 3	9 August 2022
41845CVLS- 03		Topographical Survey Sheet 3 of 3	9 August 2022
60681916- ACM-XX-XX- DR-L-006003	P02	Landscape Details	8 August 2022
60681916- ACM-XX-XX- DR-L-006004	P02	Landscape Sections	8 August 2022
60681916- ACM-XX-XX- AB-TPP-001	P01	Tree Protection Plan (Sheet 01)	8 August 2022
60681916- ACM-XX-XX- AB-TCP-001	P01	Tree Constraints Plan (Sheet 01)	8 August 2022

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraph 38 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

Informative(s)

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (water interest etc.) Neither does this permission negate or override any private covenants or legal interest (easements or wayleaves) which may affect the land.
2. In addition, and separate to your planning permission, for the majority of schemes, you are required by law to appoint a building regulator who will inspect your property at various stages during the course of your building project. This is to ensure it is compliant with the Building Regulations and the Building Act 1984.

The checks the building regulator will carry out include, but are not limited to, the structure, foundations, fire precautions and escape routes, electrical and plumbing compliance and other issues such as drainage and insulation. The objective of these checks is to ensure that your building is safe to live in, accessible and environmentally sustainable.

Once all build stages are checked and the works are finished, a Completion Certificate is issued confirming that these objectives have been met. You will also need the Completion Certificate, should you sell the property, as it will confirm to future owners that the work has been carried out in compliance with the Regulations.

As the owner of the property, you are responsible for Building Regulations compliance so we would urge you to decide which regulator to use, as opposed to leaving your builder or architect to make the choice. This is so that you can be sure the building regulator is truly independent and working to protect you from any breach or omission during the works.

Hertfordshire Building Control Limited are a Company wholly owned by eight local authorities in Hertfordshire including Welwyn Hatfield Borough Council. Please contact them on 01438 879990 or at buildingcontrol@hertfordshirebc.co.uk to discuss the process and all that is involved. Or alternatively refer to the Homeowner Information section on their website at www.hertfordshirebc.co.uk

3. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times

All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers' instructions

All compressors shall be sound reduced models, fitted with properly lined and sealed acoustic covers, which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufactures.

All machines in intermittent use shall be shut down during intervening periods between work, or throttled down to a minimum. Noise emitting equipment, which is required to operate continuously, shall be housed in suitable acoustic enclosures.

Items of plant and equipment shall be maintained in good condition so that extraneous noise from mechanical vibration, squeaking or creaking is reduced to a minimum.

All pile driving shall be carried out by a recognised noise reducing system.

Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material

In general, equipment for breaking concrete and the like, shall be hydraulically actuated.

'BS 5228 Noise Control on Construction Sites' should be referred to for guidance in respect of all work carried out by the developer, their main contractor and any sub contractors.

Any emergency deviation from these conditions shall be notified to the Council without delay.

Any planned deviations from these conditions for special technical reasons, shall be negotiated with Council at least 14 days prior to the commencement of the specific work.

Permissible noise levels are not specified at this stage.

4. All efforts shall be made to reduce dust generation to a minimum.

Stock piles of materials for use on the site or disposal, that are likely to generate dust, shall be sited so as to minimise any nuisance to residents or neighbouring businesses. Materials for disposal shall be moved off site as quickly as possible.

Water sprays shall be used, as and when necessary, to reduce dust from particularly "dusty" activities or stock piles.

5. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/businessand-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
6. Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highwaysroads-and-pavements/business-and-developer-information/business-licences/businesslicences.aspx> or by telephoning 0300 1234047.
7. Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible.
Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway.
Further information is available by telephoning 0300 1234047.



Chris Carter
Assistant Director (Planning)

Town and Country Planning Act 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of The Town and Country Planning Act.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or 12 weeks in the case of a householder appeal of the date of this notice, whichever period expires earlier. •
- As this is a decision to refuse permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice;
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render

the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.

WHY HERTFORDSHIRE BUILDING CONTROL?



Hertfordshire Building Control are owned by seven local authorities in Hertfordshire. In effect, as a resident in Hertfordshire, you own Hertfordshire Building Control. Any profit we make is returned to those local authorities who reinvest it into our communities, which you as a resident will benefit from. Therefore, by using our services you benefit from our experienced and knowledgeable team of surveyors, and also from the investment made in the community by Local Authorities.

Being accountable to the public in this way means that we will not be compromised by people or organisations, and when things go wrong - for example buildings becoming dangerous as a result of poor building practices and improper inspections - we are the people who are called in to ensure that the area is made safe and further losses minimised.

Use Hertfordshire Building Control early on in your project to **prevent** such occurrences rather than having us being called in to **cure** them.

WHAT HERTFORDSHIRE BUILDING CONTROL OFFERS:

- A truly independent service working on behalf of the property owner and accountable to the residents of Hertfordshire;
- Surveyors with the skills and experience to lead the compliance process ensuring that your property meets the standards required by Building Regulations
- A team with the capacity to provide a responsive service, ensuring that your project will be inspected when it needs to be and will not be held up.
- The technology to increase surveyor time on site and improve our service to our customers;
- A one stop shop for all related activities including air testing, acoustic testing, engineering and SAP calculations and warranties;
- A company that returns 100% of its profits back to Local Authorities for investment in the community.

NEXT STEPS

Contact us as early as possible to make sure we can help you through the process. If you are sure about the type of building application you need to make, you can download the forms online at www.hertfordshirebc.co.uk

If you have any concerns or questions then please call us on **020 8207 7456** or email buildingcontrol@hertfordshirebc.co.uk

Hertfordshire Building Control
Hertsmere Civic Offices
Elstree Way
Borehamwood
Hertfordshire
WD6 1WA

020 8207 7456
buildingcontrol@hertfordshirebc.co.uk
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HERTFORDSHIRE BUILDING CONTROL

PROTECTING YOUR INTERESTS BY
ENSURING QUALITY BUILDINGS

020 8207 7456
www.hertfordshirebc.co.uk





WHAT IS BUILDING CONTROL?

Building Control ensures that architects, builders and other professionals in the construction industry adhere to the Building Regulations when designing and building structures. The Building Regulations set the standards for the design and construction of buildings to ensure that they are safe, accessible and energy efficient.

DOES MY PROJECT NEED BUILDING CONTROL APPROVAL?

Projects that involve extensions, structural changes, loft or garage conversions or changes to electrical wiring will - in the vast majority of cases - need Building Control certification. It is a legal requirement.

To check whether your project requires building control approval please call one of our qualified surveyors on **020 8207 7456** who will be happy to advise you. Or contact us at the following email address buildingcontrol@hertfordshirebc.co.uk. Alternatively, there is a lot of useful advice contained on our website: www.hertfordshirebc.co.uk.

WHY DO I NEED BUILDING CONTROL?

There is a legal requirement that work carried out on buildings including alterations, extensions and garage and loft conversions are inspected and certified by an authorised Building Control body. Building Control protects the interests of the property owner ensuring that architects and builders adhere to the standards required in the Building Regulations. Sadly, there are a number of rogue operators who will cut corners to save themselves money and in doing so cause buildings to be unsafe, difficult to access or exit, and energy inefficient. The building control surveyor is there to ensure that standards are adhered to and to certify the work carried out. This is not only important for you when living in your property but also when you come to sell it, as it could delay or prevent a sale if the appropriate certification has not been completed.

IS THIS DIFFERENT FROM PLANNING?

Building Control is separate from planning which deals with the appearance of buildings and how they fit into their environment. Your project may also need planning consent, which is a different process.

You may be receiving this advice note because you have submitted plans to your Local Authority planning department; if not you will need to contact them to discuss planning requirements. Links to contact Local Authority Planning departments are on our website.

WHAT DO BUILDING CONTROL SURVEYORS DO?

Building Control Surveyors work on behalf of the property owner and with architects, builders and other construction professionals to lead the compliance process, ensuring that buildings conform to Building Regulations. The mission of Hertfordshire Building Control is to ensure quality buildings and add value for our customers and communities by leading the compliance process. Essentially the surveyor protects the interests of the property owner and should therefore be independent of the architect and/or builder. Make sure that it is you and not your builder or architect who selects your Building Control provider, or that you have carried out the necessary due diligence.